

WATER WORKSColumbia City, Whitley County, IN
Revised January 5, 2000**Site Location and Description**

This municipally-owned site is located along the 400 block of South Chauncey Street about four blocks south of downtown Columbia City. Commercial properties are located to the north, south and east of this site. Residential properties are located to the west of the site. There are three buildings on the site as well as two electrical substations. This site is located in the Central Columbia City Redevelopment District.

Zip Code: 46725

Site Uses and Past Activities

This property was formerly occupied by the municipal water works and electric power generation plant. The property is currently vacant.

Contaminants and Impacts

Soils containing polychlorinated biphenyls (PCBs) were found within and surrounding the south electrical substation. The levels of PCBs were high enough to require excavation. The levels found were 10.3 parts per million (ppm) and 15.4 ppm. IDEM Voluntary Remediation Program's Tier II non-residential cleanup goal is 7.53 ppm for PCBs in soils. PCBs were detected on the interior floor surfaces of the main building. Surface PCB cleanup will be dependent on the future use of this building. A previous subsurface investigation conducted in June 1995 at the former underground storage tank area identified petroleum contaminated soil and groundwater.

Lead Agency

IDEM in conjunction with the Indiana Development Finance Authority.

Community Concerns

None specified.

Actions Taken

Columbia City was awarded an Indiana Brownfields Site Assessment Grant by the Indiana Development Finance Authority in June 1998. The awarded funding helped assess environmental conditions at the property and potential liabilities. Once environmental issues are resolved, it is hoped that successful completion of this project will provide the impetus for



development of other brownfield sites in Columbia City.

Current Status

The State has reviewed the assessment report generated from the Phase II investigation activities to ensure environmental objectives were met. A Comment Letter was sent to Columbia City in response to the findings of this report. After addressing IDEM's comments, Columbia City received a Final Comment Letter from IDEM further advising them on actions still necessary at this site prior to redevelopment.

Future Actions

IDEM will be available to discuss future steps as necessary to facilitate the City of Columbia City's redevelopment efforts.

Reuse and Redevelopment

Columbia City plans on using the property for a new fire station.

Cost Estimates

Amount of grant awarded: \$ 36,000.

For More Information

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